

# Industrial For Lease

3725 Hawkins St. NE, Albuquerque, NM 87109



## Features:

**Available:** 9,540 ± SF Total  
2,475 ± SF Office  
7,065 ± SF Shop

**Acreage:** 1 ± Acre

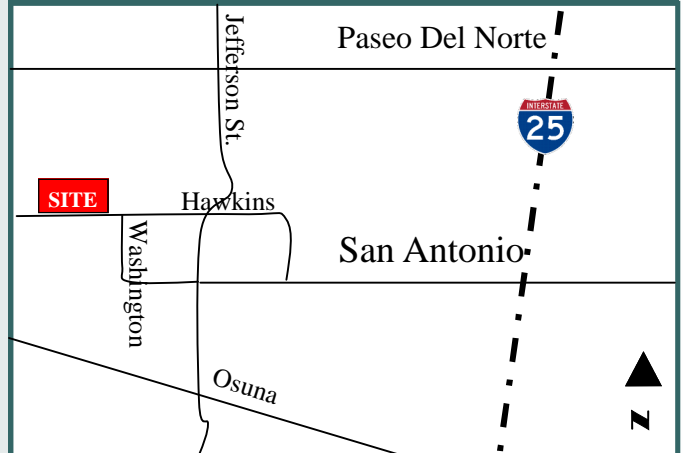
**Zoning:** M-1

**Lease Rate:** \$5,350/month NNN

## Features:

- Sublease through 4/30/12
- Lease direct 5/01/12
- 16' clear
- 2 ton bridge crane
- 2 OHD at grade

## Map:



## Contact:

Tim Townes  
505.858.1444  
263.4340 cell  
tim@mcrnm.com

**Metro Commercial**  
REALTY . INC .

8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113  
505.858.1444 505.858.1448 fax

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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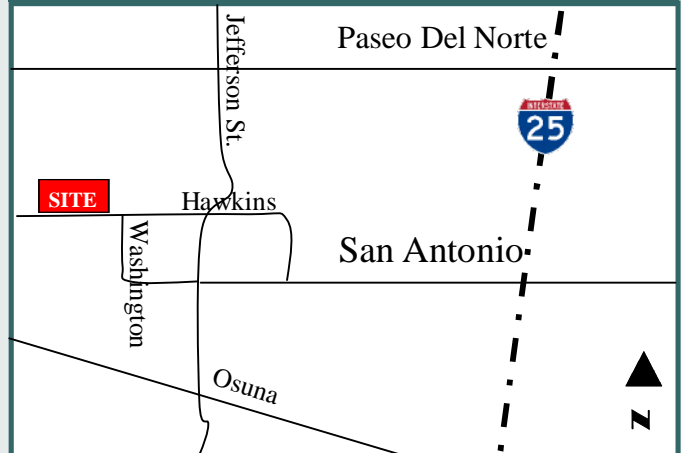
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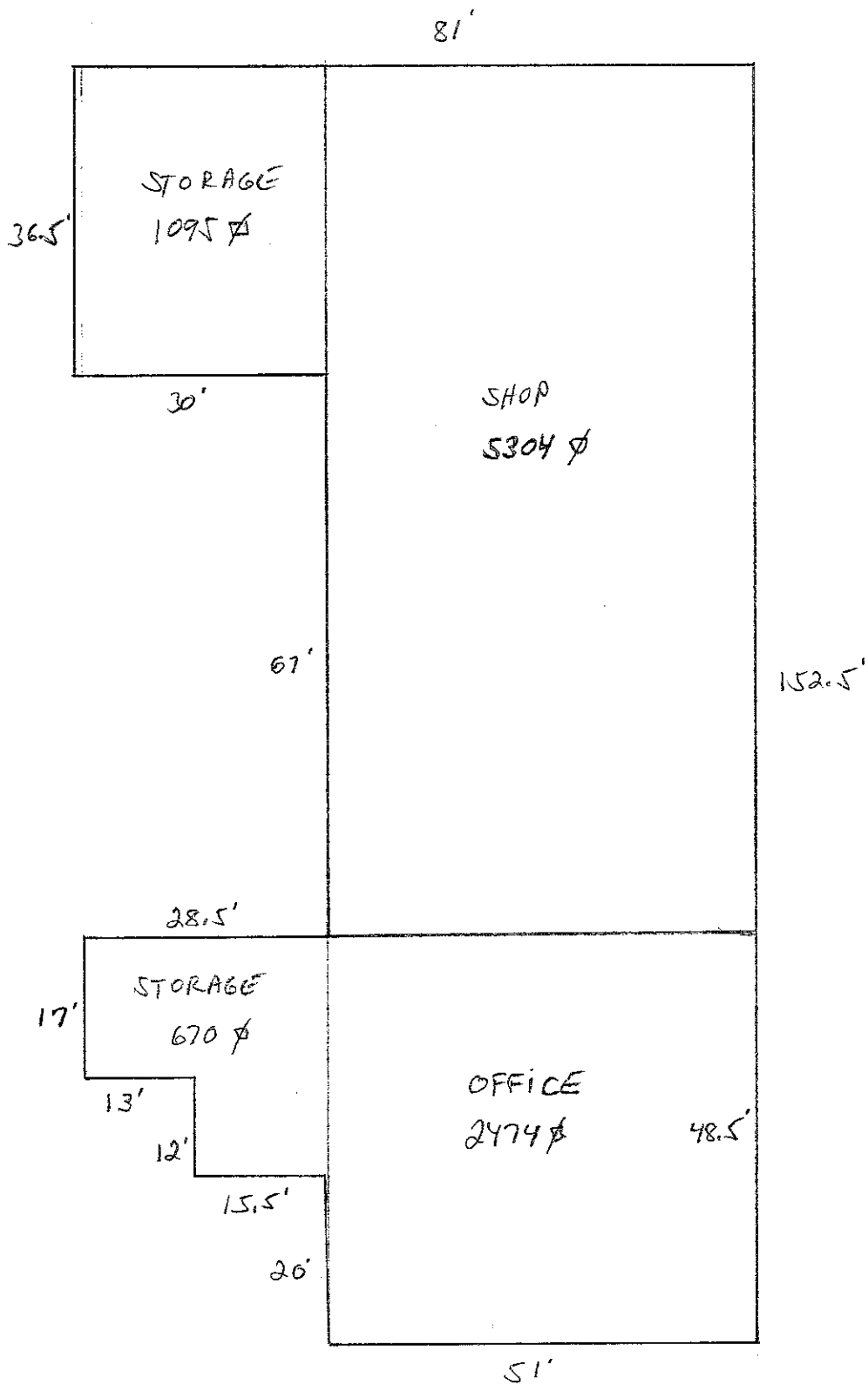
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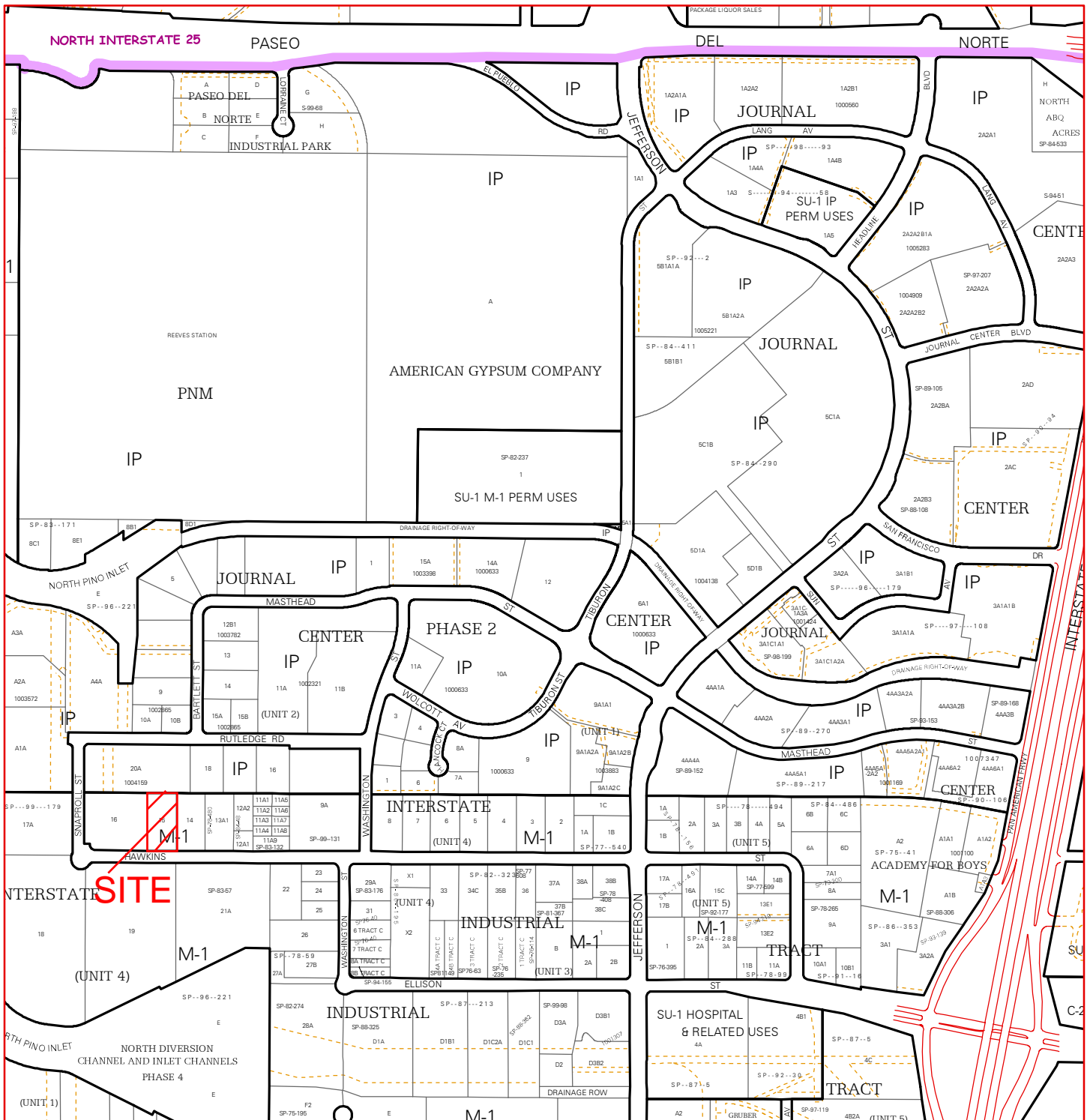
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3725 HAWKINS NE  
 OFFICE: 2474 ♂  
 SHOP: 5304 ♂  
 TOTAL: 7778 ♂

STORAGE: 670 ♂  
 1095 ♂  
1765 ♂

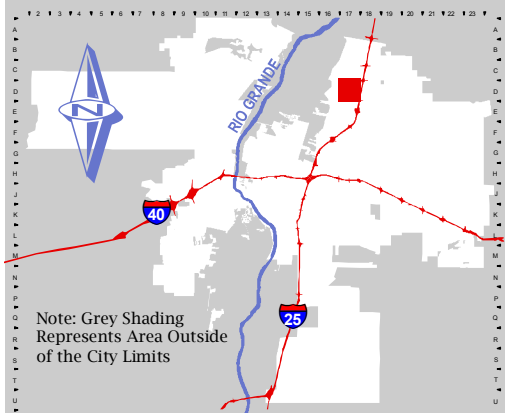
COMBINED:  
 7778 ♂  
 1765 ♂  
9543 ♂



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009

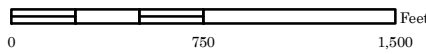


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-17-Z**

Selected Symbols

- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone
- City Historic Zones
- Sector Plans
- Design Overlay Zones
- H-1 Buffer Zone
- Petroglyph Mon.





**PROPERTY ADDRESS AND DESCRIPTION**

3725 HAWKINS ST NE  
 \* 015 INTERSTATE INDUSTRIAL TRACT  
 UNIT # 4 CONT 1.0210 AC

PARCEL  
 NUMBER

101706307312530102



**TREASURER**

BERNALILLO COUNTY  
 PO BOX 627  
 ALBUQUERQUE, N.M.  
 87103-0627  
 (505)468-7031  
[www.berncounty.gov/treasurer](http://www.berncounty.gov/treasurer)  
 e-mail: [treas@berncounty.gov](mailto:treas@berncounty.gov)

AFC

1 017 063 073 125 30102  
 LEAPING POWDER LLC  
 302 LOMITA ST  
 SANTA FE NM 87505

**2008  
 TAX BILL**

A1A TAX DISTRICT

THIS TAX BILL IS THE  
ONLY NOTICE YOU WILL  
 RECEIVE FOR PAYMENT  
 OF BOTH INSTALLMENTS  
 OF YEAR 2008  
 PROPERTY TAX

PROPERTY	CODE	VALUE
ASSESSED VALUE LAND		235,900
ASSESSED VALUE IMPROVEMENTS		271,800
ASSESSED VALUE PERS PROP		0
TAXABLE VALUE LAND		78,625
TAXABLE VALUE IMPROVEMENTS		90,591
TAXABLE VALUE PERS PROP		0
TOTAL VALUATION		169,216
STATUTORY EXEMPTION		0
VETERAN EXEMPTION		0
<b>NET TAXABLE VALUE</b>		169,216

AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
STATE	1.250	169,216	211.52
COUNTY	11.645	169,216	1,970.52
ALBUQ	11.520	169,216	1,949.37
SCHOOL APS	11.148	169,216	1,886.42
CNM	3.550	169,216	600.72
UNMH	6.500	169,216	1,099.91
AMAFCA	1.139	169,216	192.74
PAYMENTS			-147.18
<b>TOTAL RATE</b>	<b>46.752</b>	<b>2008 TAX &gt;&gt;</b>	<b>7,764.02</b>

1st half payment becomes delinquent  
 after Dec 10, 2008  
 2nd half payment becomes delinquent  
 after May 10, 2009  
 Postmark by these dates for each half is on time.

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
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PRIOR YEAR TAXES MUST BE PAID BEFORE ACCEPTING CURRENT YEAR PAYMENTS

## Notice of Values

<b>JURISDICT</b>	02	<b>PARCEL ID</b>	1 017 063 073 125 30102			<b>TAX YEAR</b>	2009
		<b>ROLL TYPE</b>	RP				
<b>TAX DISTRICT</b>	A1	<b>MRG</b>	<b>AFC A</b>	<b>CLASS NR</b>	<b>PROTEST DEADLINE</b>		01-MAY-09
LEAPING POWDER LLC 302 LOMITA ST SANTA FE NM 87505					<b>FULL LAND VALUE</b>	283,000	
					<b>AGRIC. LAND</b>	0	
					<b>FULL IMPV. VALUE</b>	336,800	
					<b>TOTAL FULL VALUE</b>	619,800	
<b>LOCATION</b> 3725 HAWKINS ST NE					<b>TAXABLE (1/3 FULL)</b>	206,579	
<b>DOCUMENT #</b> 02058018 043002					<b>EXEMPTIONS</b>		
					HEAD OF FAMILY	0	
					VETERAN	0	
					OTHER	0	
					<b>NET TAXABLE VALUE</b>	206,579	
<b>PROPERTY DESCRIPTION LEGAL</b>							
* 015 INTERSTATE INDUSTRIAL TRACT UNIT # 4 CONT 1.0210 AC							
<b>COMMENTS</b>							